091.0	0002	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,264,900	/	1,264,900
USE VALUE:	1,264,900	/	1,264,900
ASSESSED:	1,264,900	/	1,264,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUNG LI-YUN A
Owner 2:	PARK EUNICE S
Owner 3:	
Street 1:	4 KNOWLES FARM CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	57 RUSSELL ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3152 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6003.000	844,800		420,100	1,264,900
Total Card	0.138	844,800		420,100	1,264,900
Total Parcel	0.138	844,800		420,100	1,264,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.30 /Parcel: 401.30

Legal Description

User Acct 273972

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/12/17

!15309!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	844,800	0	6,003.	420,100	1,264,900		Year end	12/23/2021
2021	101	FV	820,200	0	6,003.	420,100	1,240,300		Year End Roll	12/10/2020
2020	101	FV	820,200	0	6,003.	420,100	1,240,300	1,240,300	Year End Roll	12/18/2019
2019	101	FV	626,800	0	6,003.	426,100	1,052,900	1,052,900	Year End Roll	1/3/2019
2018	101	FV	626,800	0	6,003.	318,000	944,800	944,800	Year End Roll	12/20/2017
2017	101	FV	605,200	0	6,003.	288,000	893,200	893,200	Year End Roll	1/3/2017
2016	101	FV	605,200	0	6,003.	276,000	881,200	881,200	Year End	1/4/2016
2015	101	FV	591,700	0	6,003.	234,000	825,700	825,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:32:33

LAST REV

Date	Time
06/23/17	07:57:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15309

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	50722-96		2/14/2008		761,500	No	No		
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No		SUBDIVISION

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2016	331	Add Bath	25,750					add bath living sp
1/31/2013	142	Manual	20,030	C				
1/20/2005	41	New Buil	194,000			G7	GR FY07	NEW 3 STRY, SF

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2017	Permit Visit	DGM	D Mann
4/12/2017	Measured	DGM	D Mann
4/12/2017	Left Notice	DGM	D Mann
12/11/2008	Meas/Inspect	163	PATRIOT
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	70.	1.00	5									420,063						420,100	

Total AC/HA:	0.13781	Total SF/SM:	6003	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,063	Spl Credit		Total:	420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98312175
Const Adj.:	0.99495000
Adj $ / SQ:	127.160
Other Features:	138105
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	855971
Depreciation:	11128
Depreciated Total:	844844

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

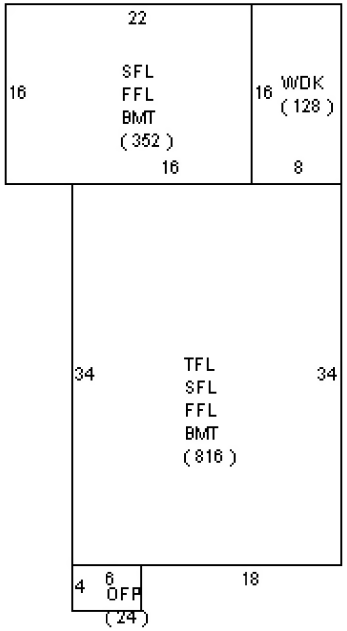
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.65
Special Features:	0	Val/Su Net:	188.91
Final Total:	844800	Val/Su SzAd	268.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	38.150	44,557
FFL	First Floor	1,168	127.160	148,523
SFL	Second Floor	1,168	127.160	148,523
TFL	Third Floor	816	127.160	103,763
WDK	Deck	128	13.740	1,759
OFP	Open Porch	24	43.780	1,051

	Net Sketched Area:	4,472		Total:	448,176
Size Ad	3152	Gross Area	4472	FinArea	3152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0002-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc